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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>4 December 2013</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>13/0015/LB Plan 12/13</b>
			<b>Listed Building Consent Development</b>
<b>Contact Officer:</b>	<b>James McColl</b>	<b>Contact No:</b>	<b>01475 712462</b>
<b>Subject:</b>	<b>Alterations and extension to hotel including works to function suite and formation of restaurant in basement at Tontine Hotel, 6 Ardgowan Square, Greenock</b>		

## **SITE DESCRIPTION**

The Tontine Hotel is a Category A listed building, located within the Greenock West End Conservation Area with its main frontage to Ardgowan Square, and is a traditional blonde sandstone building with slate roof. The main building extends to three storeys and a basement with later extensions located to the side and rear. The north-western wing, accommodating the function room with cellarage below and finished in grey render, extends to the north along the boundary on Robertson Street. The car park is accessed via Robertson Street. A variety of building and uses including office, retail, leisure and residential flats lie adjacent.



## **PROPOSAL**

It is proposed to convert the cellarage below the function room to form a restaurant. The main access door to the restaurant is from Robertson Street however the internal layout also allows access through the hotel reception via the main entrance to Ardgowan Square.

The north-western wing will be extended by 7.2 metres adjacent to Robertson Street and by 2.6 metres into the courtyard. This will allow for new toilet facilities, an extension to the existing function room above and a glazed access hall linking the restaurant and function room with the main part of the hotel. Folding doors will allow the restaurant to open out to the courtyard during good weather. The courtyard will be resurfaced with new paving.

On the Robertson Street elevation it is proposed that the extension be finished in render, with timber sash and case windows and a slate roof. The entrance door to Robertson Street will incorporate feature timber storm doors. On the courtyard elevation, the extension will take a modern appearance finished with glazing, render, and a slate roof. The plans indicate the relocation of the bin store to the existing landscaped area adjacent to the vehicular entrance.

## **DEVELOPMENT PLAN POLICIES**

### **Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage**

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

### **Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings**

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

## **PROPOSED LOCAL DEVELOPMENT PLAN POLICIES**

### **Policy HER4 - Alteration, Extension and Demolition of Listed Buildings**

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building has been undertaken. Proposals to alter, extend or demolish a listed building must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

## **CONSULTATIONS**

**Historic Scotland** - No objections.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph and Edinburgh Gazette on 3rd May 2013 as development affecting a Listed Building.

## **SITE NOTICES**

A site notice was posted on 3rd May 2013 for development affecting a listed building.

## **PUBLIC PARTICIPATION**

The application was the subject of a press advertisement and site notice. One objection has been received expressing concern that the design of the new extension is inappropriate for the listed building.

## **ASSESSMENT**

The material considerations in the assessment of the application are the Inverclyde Local Plan, the proposed Inverclyde Local Development Plan, the Scottish Historic Environment Policy (SHEP), Historic Scotland's Managing Change in the Historic Environment Guidance Notes, the consultation responses and the impact upon the listed building.

In first considering the physical alterations to the building, Policy HR1 of the Local Plan seeks to ensure that development does not adversely affect listed buildings and conservation areas. Policies HR11 and HR12 of the Local Plan and Policy HER1 of the proposed Local Development Plan provide criteria for the assessment of development proposals in conservation areas. Policy HR14 of the Local Plan and Policy HER4 of the proposed Local Development Plan consider developments affecting listed buildings. Historic Scotland's guidance notes offer advice on extensions to listed buildings and the SHEP seeks to preserve the historic environment.



Any alteration and extension to a Category A listed building must be carefully considered in terms of the impact on design and character. The proposed extension is to the side and rear of the north-

western wing of the building and does not detract from the principal elevation. However, a key feature of the Tontine Hotel is the quality of the rear elevation, which features a carefully balanced Georgian façade characterised by twin bowed bays on either side of the central doorway. The proposed extension of the north-western wing into the courtyard is of an undoubtedly modern appearance. It is considered, however, that this is an appropriate design approach. The works have an acceptable impact on the existing building and utilise an existing blocked off window to provide a corridor link to the main building. The modern design does not seek to compete with the historic aspect of the rear elevation.

Considering internal alterations, they do not affect any original features of the building nor detract from the character. In the published guidance notes, Historic Scotland recognise that the history of use and ownership of a historic building is reflected in the cumulative changes made to it. They can themselves form an aspect of a building's special interest. New alterations or additions, which are of high design quality sympathetic to the character of the building, form part of this continuum. The Tontine Hotel is one such building where its development over time is clearly reflected in the varying alterations and extensions. The proposal continues this development. As part of this the new surfacing to the courtyard would also be acceptable subject to the choice of materials. The frontage to Robertson Street seeks to maintain the appearance to the street with the use of grey render, timber sash and case windows and external timber storm doors to the proposed entrance. So, overall I am satisfied that the proposed design changes are acceptable with reference to the Inverclyde Local Plan, the proposed Inverclyde Local Development Plan, and Historic Scotland policy and guidance.

In conclusion, the alterations and extension have an acceptable impact on the listed building and do not present conflict with the aims of Policy HR14 of the Local Plan, Policy HER4 of the proposed Local Development Plan, Historic Scotland's guidance or the SHEP.

## **RECOMMENDATION**

That the application be granted subject to the following conditions:

### Conditions

1. That prior to the commencement of works on site, samples of all external materials to be used in construction (including any hardstanding) shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority.
2. That prior to the commencement of works on site, full details of the design and finished colour of all doors and windows shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority.

### Reasons

1. To ensure all external materials are appropriate for the listed building.
2. To ensure the finished appearance of all doors and windows are appropriate for the listed building.

Stuart Jamieson  
Head of Regeneration and Planning

## BACKGROUND PAPERS

1. Application forms and plans
2. Inverclyde Local Plan
3. Proposed Inverclyde Local Development Plan
4. Scottish Historic Environment Policy (SHEP)
5. Historic Scotland's Managing Change in the Historic Environment Guidance Notes
6. Planning Practice Advice Note No 13 on Signage and Advertisements
7. Consultation response.
8. Objection received.



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